

**LAMAR COUNTY BOARD OF COMMISSIONERS**  
**PUBLIC HEARING**  
**July 18<sup>th</sup>, 2023**  
**6:00 p.m.**

**Call to Order**

Chairman Traylor called the meeting to order.

Planning and Community Development Director Buice addressed the board.

**Kunst Freeman Road Rezoning from Agricultural Residential to Residential 1**

This is a rezoning application submitted by Paul Kunst to rezone the property from Agricultural Residential to Residential 1. The property is located at 147 Freeman Road. The parent tract can be found on Tax Map 039, Parcel 017. The applicant would like to split a 2-acre tract from their 18.9-acre property. He does not need a second home on the property. The Planning Commission Board recommended approval.

There were no Public Comments.

**Latimer Fredonia Church Road Rezoning from Residential 3 to Highway Commercial**

This is a rezoning application submitted by Brent Latimer to rezone the property from Residential 3 to Highway Commercial on Fredonia Church Road, found on Tax Map 060, Parcel 190. He recently purchased 2 acres and would like to have consistent zoning. The Planning Commission recommended that the conditions match the zoning of the existing property.

Donald Brent Latimer of 133 Mott Road addressed Commissioner Lovett regarding his question about truck restrictions. Commissioner Lovett said that there are some truck restrictions on Fredonia Church Road. The road and intersection are dangerous, and they recently put up a "No Thru Truck" sign. Mr. Latimer stated that he is a volunteer firefighter and is aware of this. He said that trucks can park, but they cannot conduct business. Mr. Latimer said he bought the property to extend it. He says the property is a land locked, and he owns a driveway next to it. There is another piece of property that also has access to the driveway. Mr. Latimer said he is still uncertain about what he wants to do with the property. He said they could make a boat or dump truck parking lot, but he does not know what he plans to do with the property.

There were no Public Comments.

### **Strickland Van Buren Road Rezoning 2 acres from Agricultural Residential to Residential 1**

The applicant, Mindolin Strickland, requests to rezone 2 acres from Agricultural Residential to Residential 1 (R-1). The property is located on Van Buren Road. The property is located on Tax Map 093, Parcel 040. The owners of the property also own the property that is directly across the street. They have a child moving back home that would like to build a house so that the grandparents are easily accessible. No one attended the Planning Commission meeting opposing this rezoning, and the Planning Commission Board recommended approval. There were no Public Comments.

### **Shockley Ethridge Mill Road- Remove Restriction of a Site Built Home so a Manufactured Home Can Be Placed on the Property**

This is a rezoning amendment application submitted by Andrew Shockley to remove the zoning conditions placed on the R2 property. The property is located on Ethridge Mill Road consisting of 2.03 acres and is located on Tax Map 006, Parcel 023. In April of 2022, the Addison family applied for and were granted a minor subdivision and a rezoning to R2 for four lots. It was approved with the condition that each lot be a minimum of 2 acres and a tree buffer be left in between every lot, and that to build on the property, it had to be a site-built home. The Shockley's now own the property, and they are asking to remove the requirement of the site-built home from the condition. The condition was a result of the neighbor's request. The Planning Commission Board recommended denial.

### **Public Comments**

Wayne Smith of 372 McLean Road addresses the board. Mr. Smith said he opposed removing the zoning restriction because his land borders this property, and his brother's land also borders his land. The land is also adjacent to their land. Placing a modular home on the property will depreciate his property, his brothers, and his neighbors. Mr. Smith said if this condition is removed, there could be other problems.

Jimmy Patterson of 312 Fields Road McDonough, Georgia, addressed the board. He said he represents the property owner next to the applicant, and they both purchased the property from the Addisons a year ago and relied on the conditions put on the property. He has invested money since then based on the conditions. The applicant argued with him that the conditions were restrictive. Mr. Patterson said that the conditions add value, and they are prepared to make an application to build a very attractive site-built home to be consistent with the area where they do not see a lot of mobile homes. Mr. Shockley gave him a copy of what he wanted to build and said that it looked like a mobile home. Mr. Patterson said that it was a good decision that the board made last year, and nothing has changed. The stated reason for the request was finances. The land was given to them, and they wanted to build something cheaper, so they requested to help them. Mr. Patterson said that there are other concerned citizens in the area as well as himself, that have invested money. They

want to know there is consistency with the decision that was made, and they are willing to abide by that decision. Changing the decision would hurt the value of their property. Mr. Patterson said that he has not started building, and two others have not started building, and they could all apply for mobile homes and ask that they uphold the decision that was made last year.

Marshall Woodall of 740 Ethridge Mill Road addressed the board, stating that he lives directly across the street from the rezoned property. The lots on Ethridge Mill Road have all been five-plus acre lots with \$300,000.00 to \$350,000.00 houses. He said what was built there in the last three to five years looks great. They kept the green space, and this is the rural development that Lamar County needs. He said that only one manufactured home had been placed on the road, located at 649 Ethridge Mill Road. It is located in the middle of 30 manicured acres and not on a corner lot where it is visible on all four corners. The builder next door will not invest \$300,000.00 to build his home if you put a manufactured home on this property, and three more property owners will do the same. If you say no now, you set the precedence. The Board of Commissioners thought it was a good idea last year, and he spoke against breaking it down to 2 acre lots and thanked the Board of Commissioners for voting on this. Mr. Woodall said the original plan was for the applicant to build a site-built home, but something changed, and now he wants to put it in a manufactured home. Mr. Woodall said that the Board of Commissioners sets the precedence anytime you make a change; if you give into one, they will expect you to give into all of them. The average person moves every five years for one reason or another. Eventually, this property will be sold to an investor, and the value goes downhill if there is a manufactured home on the property. The applicant is the son of the Shockleys, that were at the meeting last year where the mom spoke out against the zoning of the smaller lots. Now, the son is making an application for a manufactured home. Mr. Woodall said that the neighbors that could not make this meeting would be forever impacted by this decision.

Niketta Jefferson of 114 Russell Road, Milner, Georgia addressed the board, stating that she was concerned and was opposed to a manufactured home being placed on that lot due to the decrease in property values.

### **Adjournment**

With no further questions, Chairman Traylor requested they adjourn the meeting. Vice-Chair Thrash made a motion to adjourn the Public Hearing at approximately 6:23 p.m. Commissioner Gilles seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

---

Ryran Traylor, Chairman

---

Nancy Thrash, Vice-Chair

---

Jarrod Fletcher, Commissioner

---

Jason Lovett, Commissioner

---

Ashley Gilles, Commissioner

Attest: \_\_\_\_\_ Carlette Davidson, County Clerk